

042.A

0006

0058.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

669,600 / 669,600

USE VALUE:

669,600 / 669,600

ASSESSED:

669,600 / 669,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:	58
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Owner 1: RYAN MARY ELLEN

Owner 2:

Owner 3:

Street 1: 58 WYMAN ST UNIT 58

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: LANGBEIN DONALD--ETAL -
Owner 2: RYAN MARY ELLEN -

Street 1: 56-58 WYMAN STREET

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7672												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	669,600			669,600		261377
							GIS Ref
							GIS Ref
							Insp Date
							04/30/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	29533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	20:05:00
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID	042.A-0006-0058.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	669,600	0	.	669,600		Year end	12/23/2021	
2021	102	FV	649,900	0	.	649,900		Year End Roll	12/10/2020	
2020	102	FV	640,100	0	.	640,100	640,100	Year End Roll	12/18/2019	
2019	102	FV	589,200	0	.	589,200	589,200	Year End Roll	1/3/2019	
2018	102	FV	520,900	0	.	520,900	520,900	Year End Roll	12/20/2017	
2017	102	FV	474,700	0	.	474,700	474,700	Year End Roll	1/3/2017	
2016	102	FV	474,700	0	.	474,700	474,700	Year End	1/4/2016	
2015	102	FV	438,500	0	.	438,500	438,500	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGBEIN DONALD	43653-589		9/2/2004	Family	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2013	307	Redo Kit	23,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Measured	DGM	D Mann
5/24/2013	Info Fm Prmt	EMK	Ellen K
6/16/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 5
	Baths: 2	HB

UnSketched SubAreas:
GLA: 1970,

Sum Area By Label :

GENERAL INFORMATION

Grade:	B - Good (-)
Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall 25 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25 %
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor: M - Multi-Level

% Own: 53.000000000

Name:

DEPRECIATION

Phys Cond: AG - Avg-Good 26. %

Functional: %

Economic: %

Special: %

Override: %

Total: 26.4 %

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.18299484

Const Adj.: 0.99742496

Adj \$ / SQ: 359.884

Other Features: 82500

Grade Factor: 1.21

NBHD Inf: 0.94999999

NBHD Mod:

LUC Factor: 1.00

Adj Total: 909797

Depreciation: 240186

Depreciated Total: 669611

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

1 8 5

Totals

1 8 5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,970	359.880	708,972						
Size Ad	1970 Gross Area	1970	1970 FinArea	1970						
	Net Sketched Area:	1,970	Total:	708,972						

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID 042.A-0006-0058.0

More: N

Total Yard Items:

Total Special Features:

Total: